



CITY OF BLACK DIAMOND

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NOTICE OF APPLICATION / SEPA COMMENT PERIOD REZONE PLN21-0007 & SEPA PLN21-0008

NOTICE IS HEREBY GIVEN for the application(s) described below:

Notice of Application Date: March 3, 2021

Comments Due Date: March 17, 2021

The City of Black Diamond has received the following application(s) that may be of interest to you. The application and any related documents are available for public review by contacting the City's project manager or by submitting a public record request available on the City's website.

Applicant / Owner: PK Properties / Weston Butt

Project Name: Black Diamond Mixed-Use Rezone

Application Number(s): PLN21-0007 & PLN21-0008

Permit Type: Type 4 – Quasi-Judicial

Project Zoning: Business/Industrial Park (B/IP) to Community Commercial (CC)

Location: 31109 3rd Ave (SR169), Black Diamond, WA; Parcel 1121069008 – Section 11, Township 21, Range 6.

Project Description: Rezone from Business/Industrial Park to Community Commercial to develop a future multi-phased mixed use commercial and retail project.

SEPA Compliance: Following review of the submitted State Environmental Policy Act (SEPA) checklist, an initial evaluation of the proposed project for probable significant adverse environmental impacts has been conducted. The City expects to issue a SEPA Determination of Non-Significance (DNS) for this project. The optional DNS process, as specified in Washington Administrative Code (WAC) 197-11-355, is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent threshold determination for this specific proposal may be obtained upon request.

Project Documents: Rezone application, SEPA Checklist

Other Associated Permit(s): Binding Site Plan (PLN19-0057), future building permits, and tenant improvements.

Requested Approval: Rezone & SEPA Threshold Determination

Applicable Development Regulations: Applications for Rezones are required to be processed as Type 4 land use reviews pursuant to Black Diamond Municipal Code (BDMC) Chapter 18.08. Process requirements for Rezone reviews are further detailed in BDMC Chapter 18.12.020.

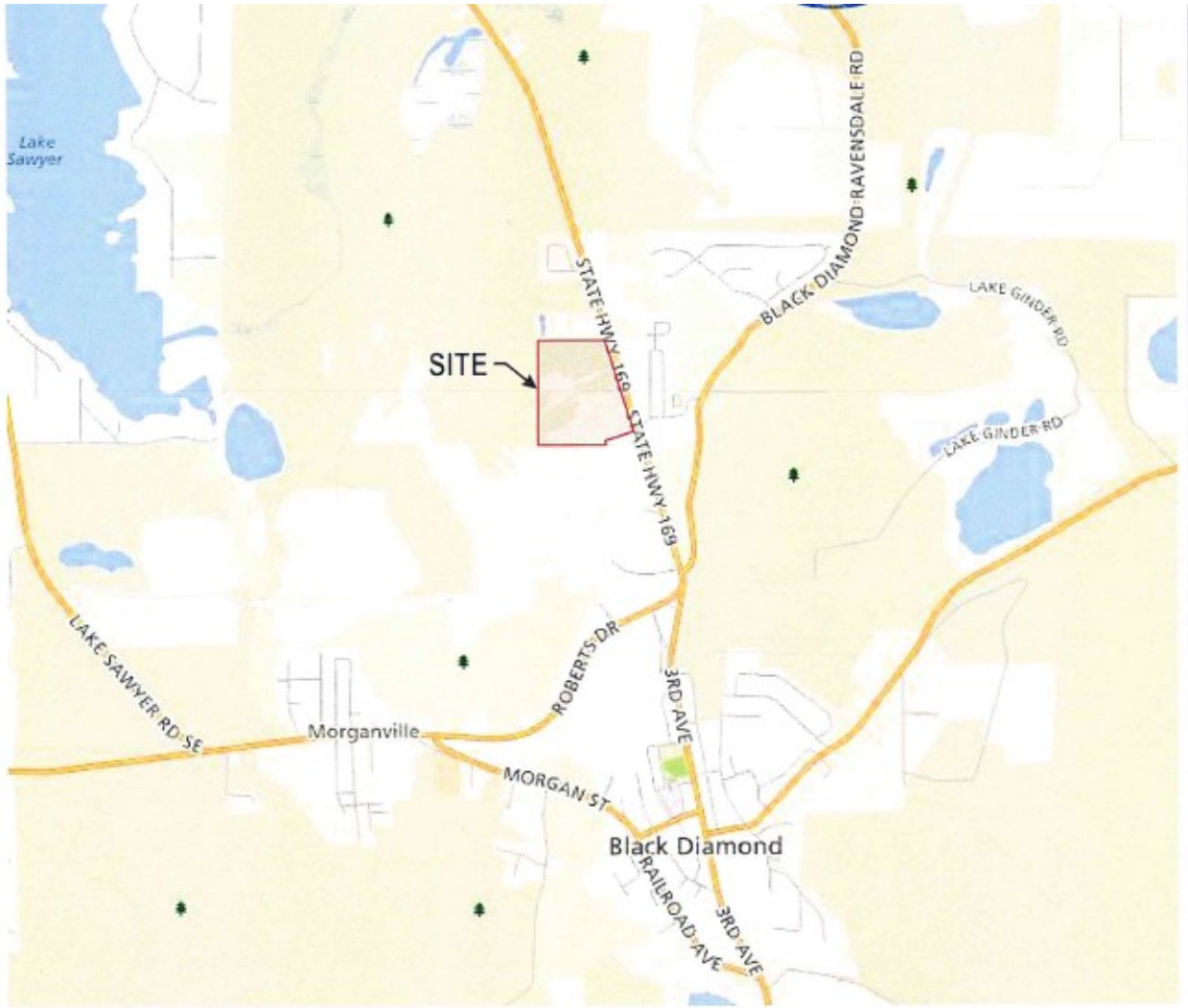
Application Process: Date of Application: February 1, 2021
Completeness Date: February 25, 2021
Date Mailed: March 3, 2021
Date Published: March 3, 2021
Date Posted on Site: March 3, 2021
Comment Period Ends: 5:00 pm on March 17, 2021

Public Hearing: Pursuant to BDMC 18.08.070, Type 4 decisions are made by the City Council following a closed record hearing based on a recommendation from the hearing examiner following an open record public hearing.

Written Comments: *This may be the only opportunity to comment on the environmental impacts of the proposal.* Written comments on this proposal may be submitted to the City of Black Diamond either by e-mail to the staff contact, by mail to the City of Black Diamond, PO Box 599, Black Diamond, WA 98010, or dropping off in the lock box at the City of Black Diamond City Hall, 24301 Roberts Drive, Black Diamond, WA 98010.

Staff Contact: Mona Davis, Community Development Director/SEPA Official, Community Development Department, City of Black Diamond, 24301 Roberts Drive, PO Box 599, Black Diamond, WA 98010. 360-851-4447, mdavis@blackdiamondwa.gov

There is a 14-day public comment period for this proposal. You are invited to submit written comments, request a copy of the decision when it becomes available, and be made aware of any appeal rights during the public comment period by contacting the staff contact listed above. **Responses must be received no later than 5:00 pm on March 17, 2021.**



REFERENCE: D-11-M-11-1 (2010)